



February 8, 2000

The Salisbury Planning Board held its regular meeting on Tuesday, February 8, 2000, in the City Council Chambers of the Salisbury City Hall at 4:00 p.m. with the following being present and absent:

PRESENT: Jeff Sowers, Leigh Ann Loeblein, DeeDee Wright, Andy Storey, Mark Lewis, Stan Jordan, Ken Mowery, Sean Reid, Mark Perry, Fred Dula

ABSENT: Elaine Stiller, John Daniels

STAFF: Harold Poole, Aaron Arnett, Hubert Furr, Dan Mikkelson, Janice Hartis

The meeting was called to order by Chairman Lewis. The minutes of January 11, 2000, were approved as published.

### **GROUP DEVELOPMENTS**

#### G-1-93 Hidden Creek, Court Side Drive and Pond View Drive

This site plan was previously approved in 1995. The developer is requesting that the two areas previously designated for seven condominiums be changed to create six lots for single family homes. The Technical Review Committee recommends approval as submitted. On a motion by Andy Storey, seconded by Leigh Ann Loeblein, with all members voting AYE, the revised site plan was recommended for approval.

#### G-2-00 Lone Hickory Village, Morlan Park Road

A subdivision preliminary plat for 16 lots has been approved for this site. The area was recently rezoned to RD-B-S, and the developer has increased the number of lots from 16 to 21. The Technical Review Committee recommends approval subject to the developer providing verification that Rowan County has approved all street names. Andy Storey moved to recommend approval, subject to the condition previously mentioned. The motion was seconded by Sean Reid with all members voting AYE.

#### G-11-91 Corbin Hills, Section 3, Prestwick Court

A petition has been received from the homeowners in Prestwick Court to reduce the rear yard setback from 30 feet to 10 feet. The zoning is RD-B Residential Development "B". There are many lots within other RD-A and RD-B zoned areas that have a 10-foot or less rear setback.

The Technical Review Committee recommends the reduction in the rear setback. On a motion by Fred Dula, seconded by Andy Storey, with all members voting AYE, the setback reduction was recommended for approval.

## **COMMITTEE REPORTS**

Medical Services District Committee – Stan Jordan reported that the committee has met several times to consider Z-33-99 Sapona Land Company rezoning request, to discuss the establishment of a Medical Services District, and the possibility of rezoning this property to the new district. A draft of the Medical Services District was distributed to Board members. The committee has concerns about the requested HS Hospital Services district being the appropriate zoning for the property in question. The committee is trying to find something that works for the applicant as far as an appropriate zoning that would allow the development of the doctors' offices in this area. The committee looked at B-1-S on the three residential properties on Highland Avenue but feels that the new Medical Services District may be the answer for this zoning case. The next committee meeting will focus on permitted uses for the new district. He hopes the committee will have a recommendation on the proposed Medical Services District and the rezoning request at the March meeting.

Sean Reid, a member of the committee, indicated he favored the B-1-S for the property. He also expressed concern that the applicant was being delayed with a decision while the committee and Planning Board were developing the new district. The applicant applied for a rezoning to HS Hospital Services, and the Board is slowing up progress on the applicant's project while a new district is being considered.

(At this point, the meeting was recessed in order for the Medical Services Committee to hold a brief committee meeting.)

Stan Jordan reported that the committee is not recommending the HS district as requested. He moved to recommend denying the request. The motion was seconded by Jeff Sowers. Mr. Jordan continued that in order to expedite the applicant's request, the committee will revisit the B-1-S. The committee is willing to meet again and the Planning Board could hold a special meeting in order to send a recommendation to City Council as soon as possible. One thing the committee will be looking at under the B-1-S is requiring site plan review. Chairman Lewis indicated that if the committee and Planning Board are able to hold special meetings to consider a rezoning to B-1-S, the motion to recommend denying the HS rezoning should be tabled. A motion was made, seconded and passed unanimously to table the motion for denying to HS. A special Planning Board meeting was scheduled for February 22 at 4:00 p.m. to consider this matter.

VCOD (Visual Corridor Overlay District) – Mark Perry reported for the committee. The committee has reviewed a summary of a similar district in Charlotte, noting similarities and differences. The committee has asked staff to look into other similar ordinances in other cities so that they can select the best features of many ordinances. It is likely two more committee meetings will be necessary before making a final recommendation to the Planning Board.

## **CHAIRMAN'S REPORT**

Chairman Lewis gave a brief report on his presentation to City Council of the Planning Board's goals for FY 2000-01 and highlights of 1999.

## **STAFF REPORTS**

(a) Elimination of LR-6 zoning district – Aaron Arnett gave a brief background on the establishment of the LR-6 district which was created in 1977 in response to a request to rezone the Olde Salisbury Area bounded generally by East Innes, South Main, Thomas and South Caldwell streets from R-6A Multi-Family to R-8 Single Family. Both the Planning Board and City Council denied the original request based on the amount of nonconformity the change would create, primarily in relation to lot size. The new LR-6 district was eventually approved which permitted those uses allowed in R-8 as well as duplexes. The Olde Salisbury Area was then rezoned from R-6A to LR-6.

In 1983 the SFC Single Family Conservation district was created and the original LR-6 area was rezoned to SFC. No LR-6 areas remain and there have been no rezoning requests for LR-6. Staff is recommending the removal of the LR-6 district from the Zoning Ordinance. This will involve several text amendments but no zoning map amendments since there are no areas zoned LR-6. On a motion by Mark Perry, seconded by Sean Read, with all members voting AYE, the Board recommended eliminating from the Zoning Ordinance the LR-6 district and all references.

(b) Senior Planner Harold Poole distributed information pertaining to the 1996 Telecommunications Act and Telecommunications Towers, with court cases, and Salisbury's allowance for telecommunications towers.

There being no further business to come before the Board, the meeting was adjourned.

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Chairman

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Secretary